

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

December 18, 2001
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the zoning case recommendations for December 18, 2001, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of December 4, 2001 minutes.
7. Election of Officers.
8. Briefing regarding a proposed policy and standards for the treatment and use of recycled water within the Edwards Recharge Zone and its catchment area by San Antonio Water System staff.
9. Z2001267 Robert Shultz, 1505 Bexar Crossing. (*City Council 9*)
10. Z2001142 Kaufman & Associates, 5197 Loop 1604 N. (*City Council 8*)
11. Z2001207 Hausman 18 Joint Venture, 7500 Hausman Road. (*City Council 8*)
12. Z2001233 City of San Antonio, Northside of Loop 1604, east of Lockhill Selma. (*City Council 8*)

13. Z2001231 Wetmore Thousand Oaks, Ltd., 3400 Block of Thousand Oaks.
(*City Council 9*)
14. Z2001237 S Brundage Management, Loop 1604 and North of New Guilbeau Road.
(*City Council 8*)
15. Z2001243 Kaufman & Associates, Interstate Highway 10 West.
(*City Council 8*)
16. Z2001247 Gilbert Bazan, 2119 IH 35 North. (*City Council 2*)
17. Z2001256 Phil Garay, 5702 S. Zarzamora. (*City Council 4*)
18. Z2001261 Earl Poe, 226 E. Rhapsody Drive. (*City Council 9*)
19. Z2001263 Indalecio & Elva Ramirez, 3114 Fredericksburg Road. (*City Council 1*)
20. Z2001266 Rudolfo Vasquez, 1002 W. Pyron Avenue. (*City Council 4*)
21. Z2001269 City of San Antonio, 11123 Wurzbach. (*City Council 8*)
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001267

Date: December 18, 2001

Council District: 9

Ferguson Map: 517 B3

Case Manager : David Arciniega 207-5876

Applicant Name:

Robert F. Shultz

Owner Name:

H.R. Gibson - Equity Development Corp.

Zoning Request: From "P-1 B-1 ERZD" Business Planned Unit Development Edwards Recharge Zone District and "P-1 B-3 ERZD" Business Planned Unit Development Edwards Recharge Zone District to "C-3 (PUD) ERZD" Commercial Planned Unit Development Edwards Recharge Zone District

Property Location: Lot 7, Block 1, NCB 17190
1505 Bexar Crossing

Proposal: Create single zoning designation for development of a motel

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval. The subject property is currently vacant and zoned for planned unit development commercial uses. The subject property is surrounded by "B-1" and "B-3" zoning and is accessible by Highway U.S. 281 North. The proposed zoning is compatible and consistent with the surrounding zoning districts.

CASE NO: Z2001142

Date: December 18, 2001

Continued from September 4, 18 & October 16, 2001

Council District: 8

Ferguson Map: 514 D4

Case Manager : David Arciniega 207-5876

Applicant Name:

Kaufman and Associates

Owner Name:

Charles C. Schoenfeld

Zoning Request: From Temporary "R-1 ERZD" Single-Family Residence Edwards Recharge Zone District to "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval and a Special Use Permit for a Concrete Products Manufacturing.

Property Location: P-1 NCB 14853

5197 Loop 1604 N

Being 5.32 acres of land out of NCB 14853

Property is located the west side of the Railroad tracks, north of FM 1604, East of IH 10 West

Proposal: To allow concrete product manufacturing over the Edwards Recharge Zone District.

Neighborhood Association: None

Traffic Impact Statement:

Temporary "R-1" Single-Family Residence District is exempt from the traffic impact analysis. A traffic impact analysis may be required at a later date.

Staff Recommendation:

Approval.

The proposed "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval with a Special Use Permit to allow concrete product manufacturing would be appropriate in relation to the current land uses that surround the subject property, which include vacant land and existing quarries.

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001207

Date: December 18, 2001

Continued from October 2 & 16, 2001

Council District: 8

Ferguson Map: 513 F8

Case Manager : David Arciniega 207-5876

Applicant Name:

Hausman 18 Joint Venture

Owner Name:

Hausman 18 Joint Venture

Zoning Request: From "B-2" ERZD Business Edwards Recharge Zone District and "B-2 NA" ERZD Business Non Alcoholic Sales Edwards Recharge Zone District to "RM-4" PUD ERZD Residential Mixed Planned Unit Development Edwards Recharge Zone District

Property Location: P-5A NCB 14865

7500 Hausman Rd.

7500 Hausman

Proposal: Single family homes

Neighborhood Association: College Park Neighborhood

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval.

The subject property is currently vacant and has "R-1 ERZD" zoning to the north, and "R-7 ERZD" zoning to the south. " RM-4 PUD ERZD" will provide a downzoning from "B-2 ERZD" and "B-2 NA ERZD". "RM-4 PUD ERZD" is appropriate at this location and is consistent with the surrounding zoning and land uses. The proposed development must meet the PUD requirements and get approval by the Planning Commission.

IN FAVOR



SCALE 1" = 250'

NORTH

CASE NO: Z2001233

Date: December 18, 2001

Continued from November 6 and 20, 2001. Zone Commission amended to a "C-3 ERZD" and "C-3 UC-1 ERZD"

Council District: 8

Ferguson Map: 514 F5

Case Manager : David Arciniega 207-5876

Applicant Name:

Owner Name:

City of San Antonio

Sneckner Partners, Ltd.

Zoning Request: From Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District and Temporary "R-1" UC-1 ERZD Single Family Residence Urban Corridor Edwards Recharge Zone District to "C-3" ERZD Commercial Edwards Recharge Zone District and "C-3" UC-1 ERZD Commercial Urban Corridor Edwards Recharge Zone District

Property Location: P-8A, P-8C 23.57 acres of NCB 17700
northside of Loop 1604, east of Lockhill Selma

Proposal: To permanently zone the property to be in compliance with zoning districts created after May 3, 2001.

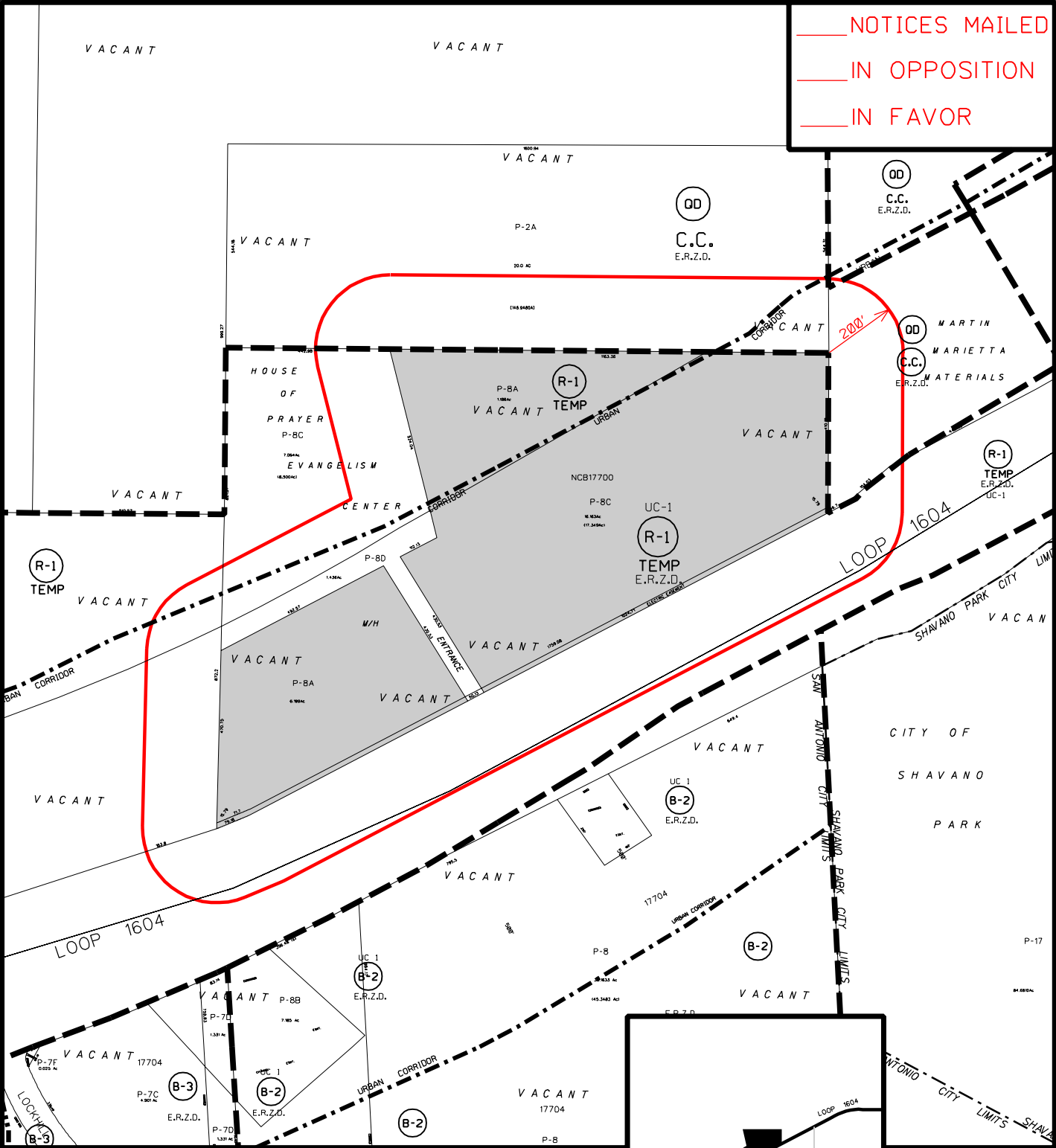
Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

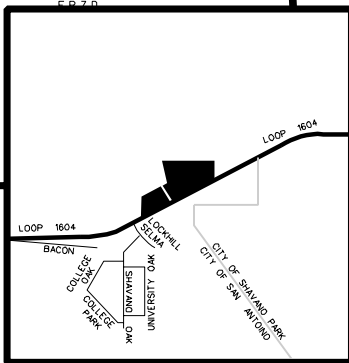
Staff Recommendation:

Denial as requested and approval of "C-2" ERZD and "C-2" UC-1 ERZD. The subject property is currently a vacant tract of land that fronts on North Loop 1604 Expressway. The subject property is adjacent to "QD" zoning to the north and east. Vacant land to the west is zoned residential. "C-2" ERZD and "C-2" UC-1 ERZD zoning is appropriate at this location and will provide commercial uses that will support future development in the area.

___NOTICES MAILED
 ___IN OPPOSITION
 ___IN FAVOR



ZONING CASE Z2001-233
 CITY COUNCIL DISTRICT NO: 8
 REQUESTED ZONING CHANGE
 FROM TEMP "R-1" ERZD TO "C-3" ERZD &
 TEMP "R-1" UC-1 ERZD TO "C-3" UC-1 ERZD
 DATE DEC. 18, 2001
 SCALE 1" = 350'



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CASE NO: Z2001231

Date: December 18, 2001

Continuance from October 16, 2001, November 6, 2001 and November 20, 2001

Council District: 9

Ferguson Map: 518 A8

Case Manager : John Jacks 207-7206

Applicant Name:

Owner Name:

Wetmore Thousand Oaks, Ltd.

Wetmore Thousand Oaks, Ltd.

Zoning Request: From "B-2" Business District to "R-5" Residential Single Family District

Property Location: 4.3819 out of P-45, NCB 13732

3400 Block of Thousand Oaks

Property is located at the intersection of Tavern Oaks and Thousand Oaks Boulevard

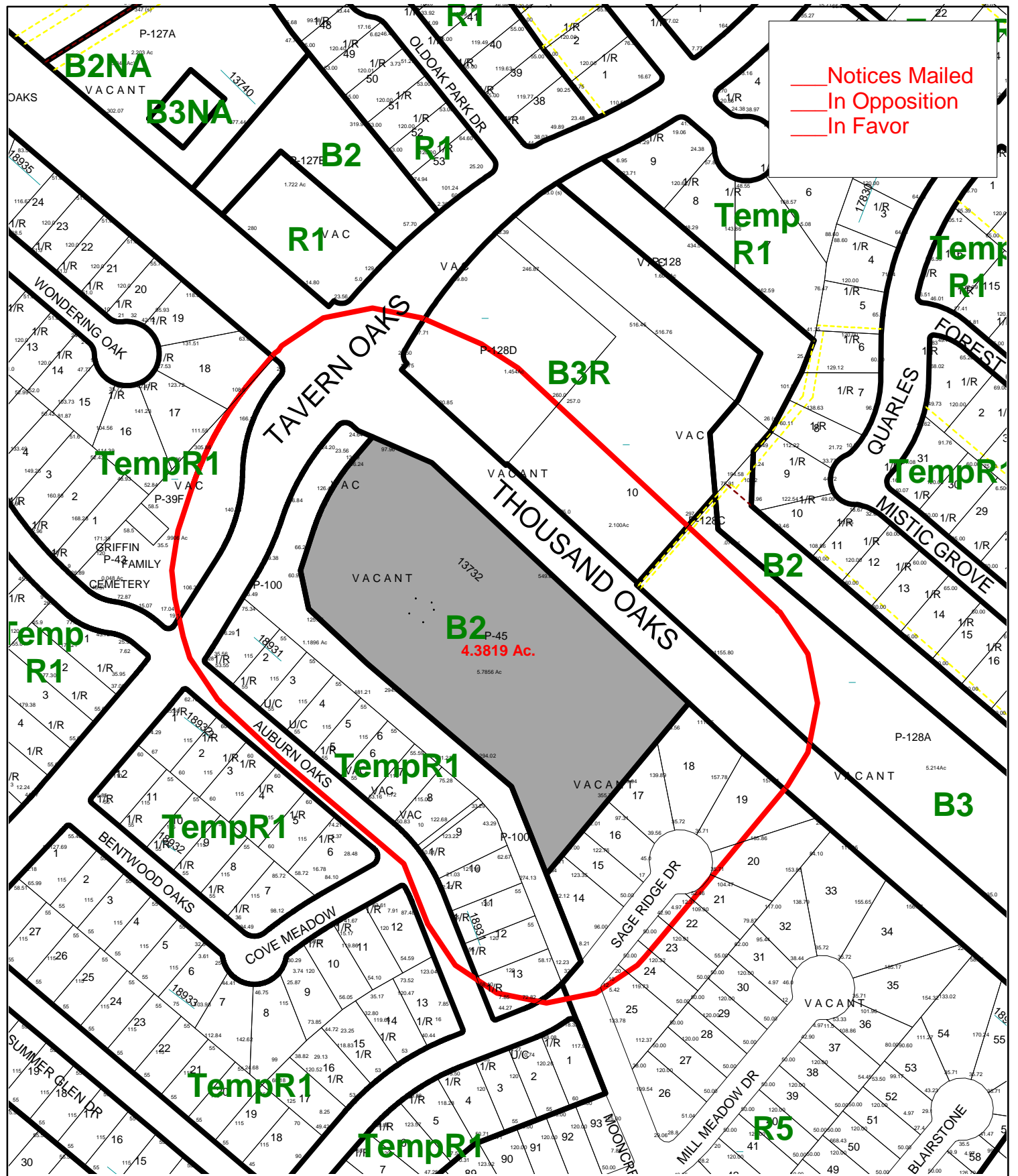
Proposal: Proposed single-family subdivision

Neighborhood Association: Hunter's Mill NA and Eden HOA (200')

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This property is approximately 2.5 miles north of Runway 3, which is a primary runway for San Antonio International Airport. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development does not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.



Zoning Case: Z2001-231

City Council District No: 9

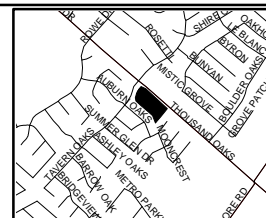
From : "B-2" To: "R-5"

Date: December 18, 2001

Scale: 1"=200'

Subject Property

200' Notification



T 10

CASE NO: Z2001237S

Date: December 18, 2001

Continuance from November 6, 2001, November 20, 2001, December 4, 2001

Council District: 8

Ferguson Map: 546 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Owner Name:

Brundage Management

Thomas O. Brundage

Zoning Request: From "B-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location: 3.134 of NCB 18103

Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the east will act as a buffer between the existing residential uses and the proposed commercial use.

CASE NO: Z2001243

Date: December 18, 2001

Continuance from November 6, 2001, postponement
from November 20, 2001

Council District: 8

Ferguson Map: 479 F3

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Kaufman & Associates

Owner Name:

Jimi Ellis (Trustee)

Zoning Request: From Temporary "R-1 UC-1" Single-Family Residence Urban Corridor District to "O-2 UC-1" Office Urban Corridor District (2.460 acres) and "C-3 UC-1" Commercial Urban Corridor District (1.540 acres)

Property Location: 4.0 acres out of NCB 34730

Interstate Highway 10 West

Interstate Highway 10 West frontage road approximately 1253.0 feet south of Cielo Vista Drive

Proposal: Office and Restaurant Use

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

Staff Recommendation:

Approval. The property fronts on the Interstate Highway 10 West Expressway frontage road. The proposal for office and restaurant use is a logical extension of the existing pattern of I.H. 10 development. This approval assumes that the Owner will provide restrictive covenants protecting the environmental characteristics of the tract and prohibiting access to or from Cielo Vista Drive.

CASE NO: Z2001247

Date: December 18, 2001

Continued from November 20, 2001

Council District: 2

Ferguson Map: 617 C-3

Case Manager : John Jacks 207-7206

Applicant Name:

Gilbert Bazan

Owner Name:

Gilbert Bazan

Zoning Request: From "D(H)" Historic Apartment District to "C-1 IDZ (H)" Historic Commercial Infill Development District

Property Location: Lot 6, Block 6, NCB 1274

2119 IH 35 North

Property is located at the corner of Roger Street and IH 35 North

Proposal: Proposed restaurant

Neighborhood Association: Government Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

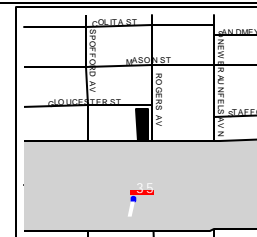
Approval This site falls within the Government Hill Neighborhood Plan. The Land Use Plan designates this area as medium density residential. However, the property has unique characteristics that deem it appropriate for "C-1" zoning. The property is within the New Braunfels Street / IH 35 commercial node and fronts on IH 35 with an on-ramp. The proposed zoning offers an acceptable transition between the heavy commercial zoning to the east and the residential zoning to the west. The property is not desirable for residential use.



Zoning Case: Z2001-247

City Council District No.: 4
 Requested zoning Change
 From: "D (H)" To: "C-1 IDZ (H)"
 Date: December 18, 2001
 Scale: 1" = 200'

Subject Property
 200' Notification



CASE NO: Z2001256

Date: December 18, 2001

Continuance from December 4, 2001

Council District: 4

Ferguson Map: 649 F5

Case Manager : Brandon Ross 207-7442

Applicant Name:

Phil Garay

Owner Name:

Jesse Maldonado

Zoning Request: From "B" Residence District, to "C-3 NA" Commercial District Nonalcoholic Sales

Property Location: Lot 3 thru 5 & West 10' of lot 6 & East 20' of lot 2, Block 57, NCB 7960

5702 S. Zarzamora Street

Southeast corner of Zarzamora Street and Fitch Avenue

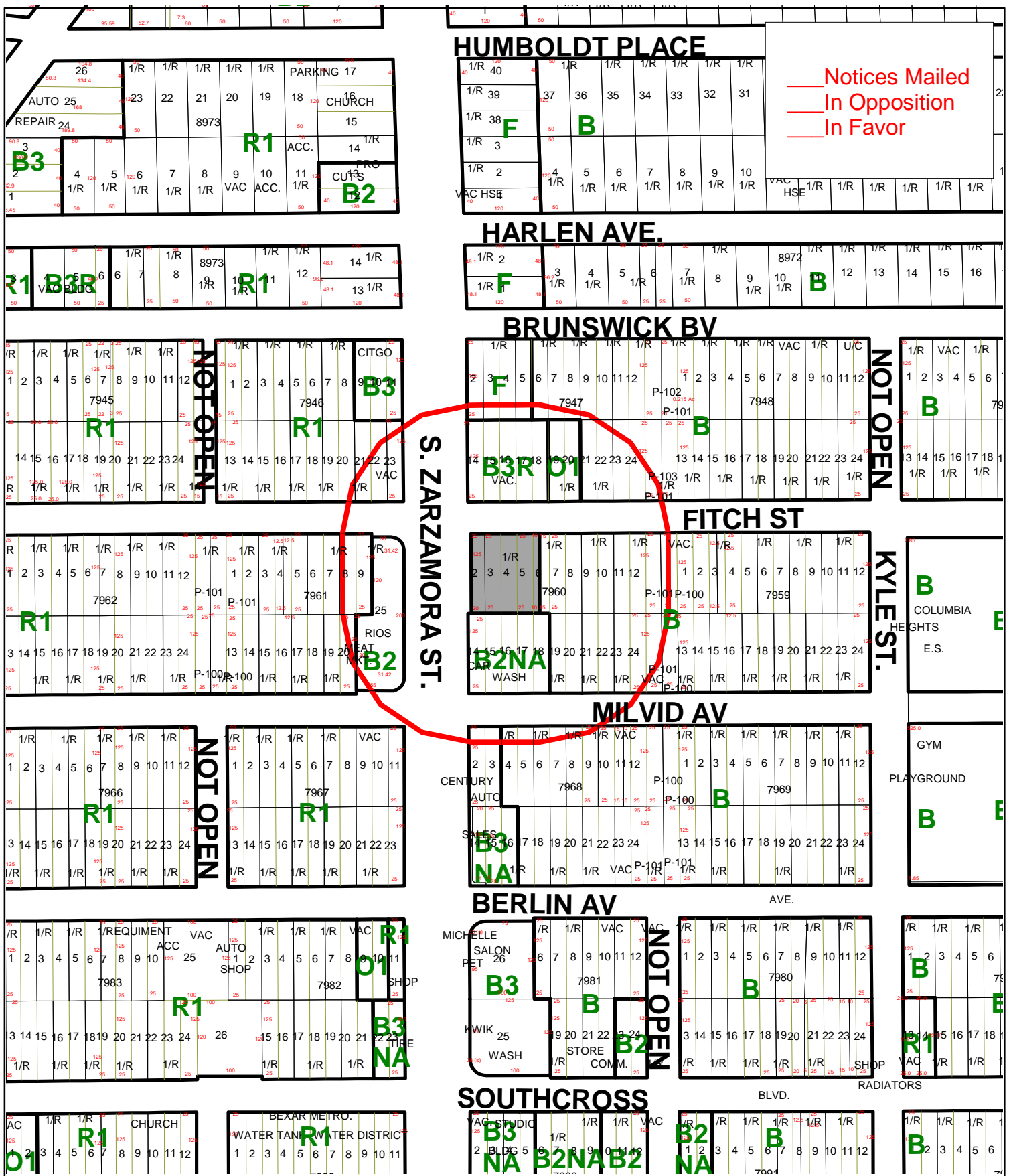
Proposal: To allow us the ability to use the property as a used car lot.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" Commercial uses (including the proposed use) are incompatible with the existing residential uses directly adjacent to and across from the subject property. Such commercial uses should be confined to areas that will not adversely affect the quality of life in residential districts. Furthermore, the City of San Antonio Master Plan calls for zoning vacant property (in existing neighborhoods) to encourage development "that is compatible in use and intensity with the existing neighborhood". "C-3" Commercial zoning districts should be located at the intersection of two arterial or larger capacity thoroughfares.



Zoning Case: Z2001-256

City Council District No: 4

From : "B" To: "C-3NA"

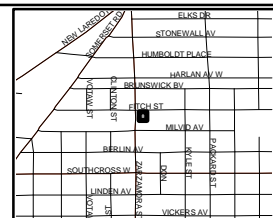
Date: DECEMBER 18, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr

Subject Property

200' Notification



T 19

CASE NO: Z2001261

Date: December 18, 2001

Continuance from December 4, 2001

Council District: 9

Ferguson Map: 550 E-4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl D. Poe

Owner Name:

Earl D. Poe

Zoning Request: From "F" Local Retail to "I-1" General Industrial District

Property Location: Lot 17 Block 2 NCB 13198

226 Rhapsody Drive E

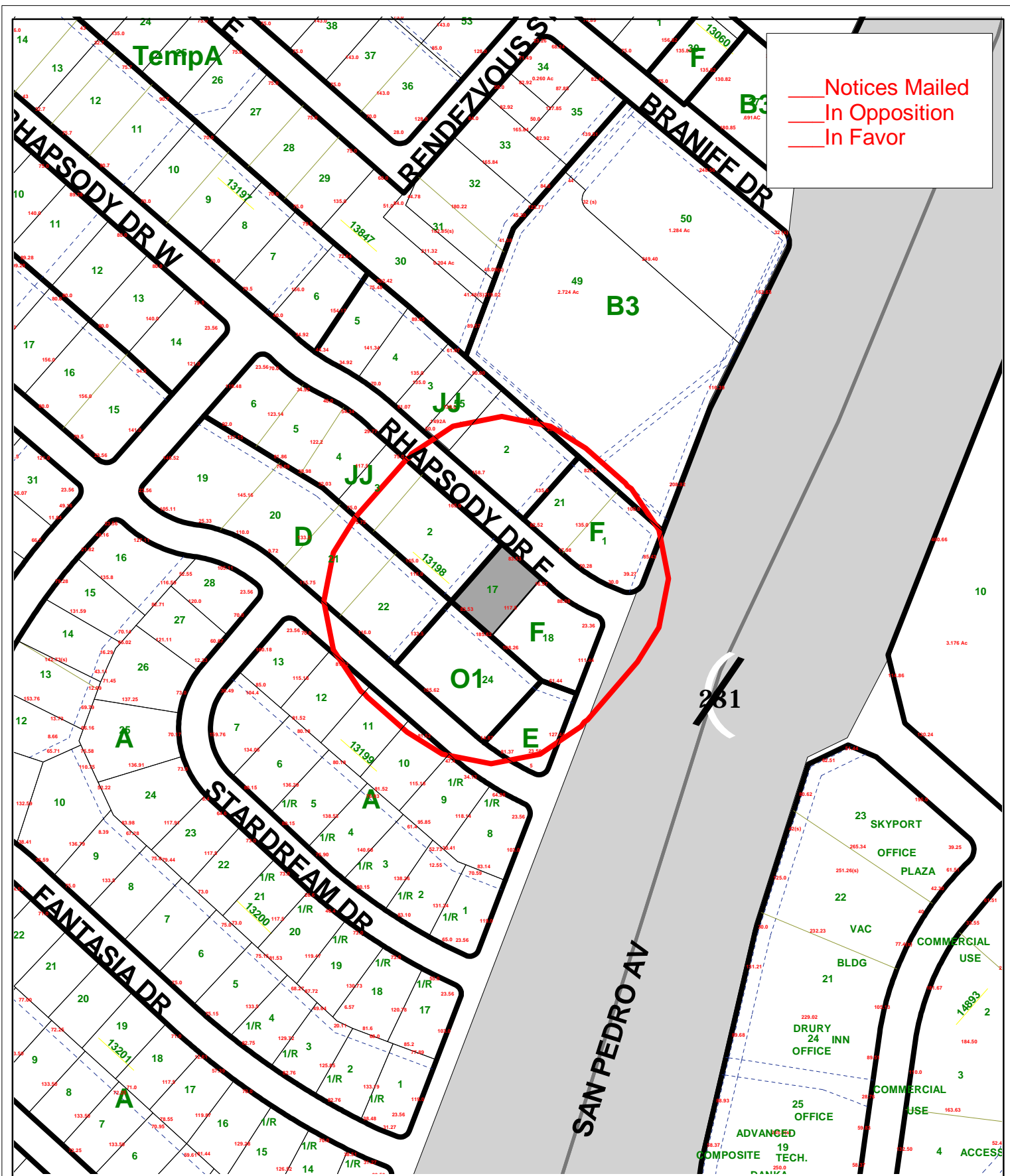
Proposal: Requesting a zoning change to conform with area uses.

Neighborhood Association: Greater Harmony Hills Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is adjacent to "JJ" Commercial District to the northwest. The existing "O-1" to the southwest will act as a transition between the "I-1" and the existing residential development. "I-1" is compatible with the character of the area. The property is within the 65 DNL noise contours, which are considered significant by the Federal Aviation Administration. The Aviation Department does not oppose the development of a warehouse complex in this area; this type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.



Zoning Case: Z2001-261

City Council District No: 9

From : "F" To: "I-1"

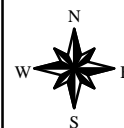
Date: DECEMBER 18, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr.

Subject Property

200' Notification



T 9

CASE NO: Z2001263

Date: December 18, 2001

Council District: 1

Ferguson Map: 581 F6

Case Manager : John Jacks 207-7206

Applicant Name:

Indalecio & Elva Ramirez

Owner Name:

Indalecio & Elva Ramirez

Zoning Request: From "B" Residence District to "C-3 NA" Commercial District Non-Alcoholic Sales

Property Location: Lot 4, Block 34, NCB 8471

3114 Fredericksburg Road

Proposal: Commercial uses

Neighborhood Association: Los Angeles Heights / Keystone Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "C-2 NA". The proposed Near Northwest Community Plan recommends "C-2" uses for this location. "C-3" zoning is not compatible with the adjacent residential properties. "C-2 NA" zoning would provide for a transition between the more intense "B-3 NA" zoning and the residential neighborhood.

CASE NO: Z2001266

Date: December 18, 2001

Council District: 4

Ferguson Map: 650 B6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Rudolfo Vasquez

Owner Name:

Rudolfo Vasquez

Zoning Request: From "B-1" Business District to "C-3" Commercial District

Property Location: Lots 1 & 2, NCB 7850

1002 W. Pyron Avenue

The property is located at the southwest corner of Commercial Avenue and Pyron Avenue.

Proposal: Used auto sales and repair

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" zoning and uses should be located at the intersection of freeways and major arterial streets. Single family development exists to the east and west of the subject property. The South Central San Antonio Community Plan recommends residential use at this location.

CASE NO: Z2001269

Date: December 18, 2001

Council District: 8

Ferguson Map: 549 D4

Case Manager : Fred Kaiser 207-7942

Applicant Name:

City of San Antonio

Owner Name:

Archdiocese of San Antonio

Zoning Request: From "O-1" Office District and "B-2" Business District to "O-1 S" Office District with Specific Use Authorization for Athletic Fields - Noncommercial (10.548 acres) and "C-2" (5.218 acres).

Property Location: 15.766 acres out of NCB 14735.

11123 Wurzbach Road

The property is located on the northwest side of the intersection of Wurzbach Road and the Texas and New Orleans Railroad.

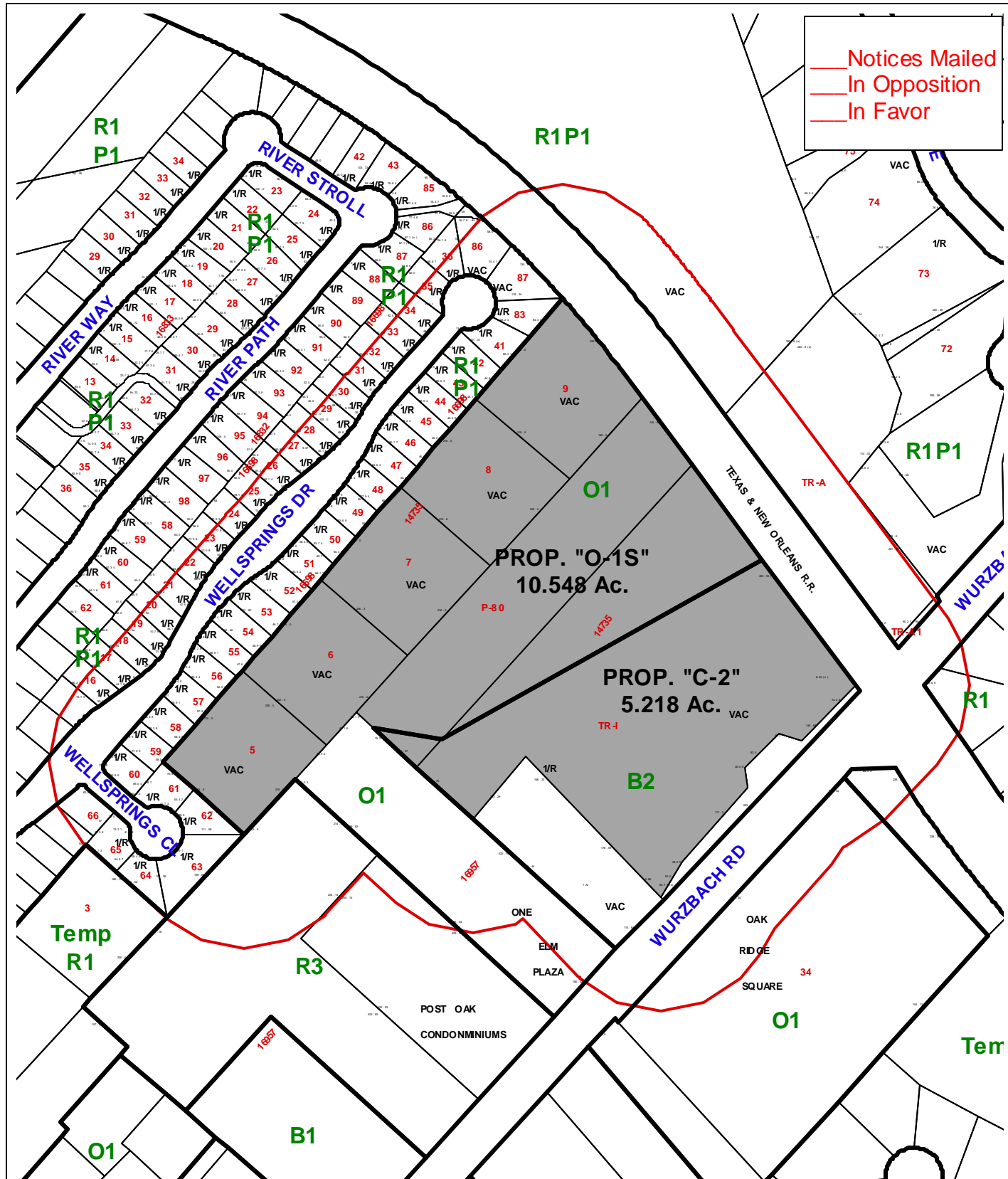
Proposal: To permit athletic fields.

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. "O-1 S" is a downzoning of the existing "O-1" that will convert to "O-2" in February of 2002 (10.548 acres). "C-2" is no change from the existing "B-2" that will convert to "C-2" in February of 2002 (5.218 acres). "C-2" permits athletic fields - noncommercial without requiring the "S" specific use authorization designation. Additional athletic facilities are needed in this area. The subject property has existing "O-1" zoning to the west and south, "R-1 P-1" zoning to the north and is bounded on the east by the Texas and New Orleans Railroad.



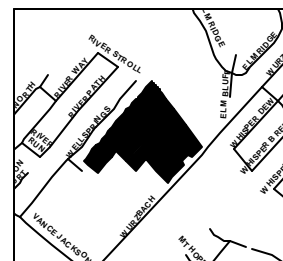
ZONING CASE: Z2001-269

City Council District NO. 8
 Requested Zoning Change
 From: "O-1, B-2" To: "O-1 S" and "C-2"
 Date: DEC. 18, 2001
 Scale: 1" = 200"

Subject Property

200' Notification

C:\dec_18_2001_1a



T-9

